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01 JUN -6 AM 8:34

PROTECTIVE COVENANTS
OAK POINT FARMS

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
WASHINGTON COUNTY, NEBR.

Lots 1, 2, 3, + OAK POINT FARMS Lot 1 1st Addition
The undersigned Billie Steavenson owner of the following - described real estate namely;

Legal Description

All of tax lot 40, lying in the northwest quarter and the north half of the southwest quarter of section 16, township 18 north, range 9 east of the sixth P.M., Washington County, Nebraska, containing 54.35 Acres, more or less, and all of tax lot 48, lying in the east half of the northeast quarter and in the northeast quarter of the southeast quarter of section 17, township 18 north, range 9 east of the sixth P.M., Washington County, Nebraska, containing 43.12 Acres, more or less.

do hereby covenant, state, declare, and publish for their benefit of their successors & assigns, that the above described Real Estate shall be owned, used, conveyed, and held under and subject to the following covenants, conditions, and restrictions, which shall run with the land namely;

1. No animals, livestock, or poultry of any kind or description shall be kept, maintained, raised, or boarded on the above-described real estate (excepting any household pets of the usual type, such as cats and dogs, but no more than five (5) cats and three non-vicious (3) dogs, and no more than five (5) cows and five (5) horses).
2. The above-described real estate shall not be used for other than private, single-family residential purposes, and no more than one private, single-family residence shall be permitted on such real estate.
3. No commercial or business activities shall be allowed on the above-described real estate, including home based businesses.
4. Trailers and mobiles homes, whether or not on foundations, are prohibited on the above-described real estate.
5. No commercial vehicle (except pickup trucks and vans having not more than one (1) ton capacity) shall be permitted on the above-described real estate except for the purposes of making deliveries or for making repairs to the house or property after construction is completed and not inoperative vehicles or any boats exceeding twenty (20) feet in length, nor any commercial equipment of any kind shall be placed, parked, or stored on the above-described real estate except in garages.
6. No unsightly objects, signs, or buildings shall be placed on the above-

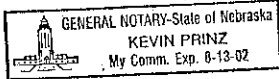
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described real estate. No nuisance, advertising signs, billboard, or other advertising device shall be erected, placed, or suffered to remain upon the above-described real estate, not shall it be used in any way or for any purpose which may endanger the health or unreasonably disturb the peace and quiet of any holder of adjoining land.

In witness whereof, the declarants have executed this declaration at Fontanelle, Washington County, Nebraska.

Billie Steavenson
Billie Steavenson - Declarant

Date: 6-6-01



Kevin Prinz 6-6-01

20012405

STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 6th DAY OF June A.D. 2001
AT 8:34 O'CLOCK A M AND RECORDED IN BOOK
337 AT PAGE 423-424
COUNTY CLERK Charlote & Peterson
DEPUTY Haun Madson

Recorded ✓
General ✓
Numerical ✓
Photostat ✓
Prootec ✓